

168.0

0008

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,068,900 / 1,068,900

APPRAISED: 1,068,900 / 1,068,900

USE VALUE: 1,068,900 / 1,068,900

ASSESSED: 1,068,900 / 1,068,900


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MEDROS ADAM S	
Owner 2: BROWN JENNIFER S	
Owner 3:	

Street 1: 159 CHARLTON ST
Street 2:Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:PREVIOUS OWNER
Owner 1: SCHENKEL ALBERT F--ETAL -
Owner 2: C/O COVENANT CHURCH -
Street 1: 9 WESTMINSTER AVENUE
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474NARRATIVE DESCRIPTION
This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 3029 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.OTHER ASSESSMENTS
Code Descrip/No Amount Com. IntPROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8738.000	591,400		477,500	1,068,900		111694
							GIS Ref
							GIS Ref
							Insp Date
							08/02/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	591,400	0	8,738.	477,500	1,068,900		Year end	12/23/2021
2021	101	FV	574,100	0	8,738.	477,500	1,051,600		Year End Roll	12/10/2020
2020	101	FV	574,100	0	8,738.	477,500	1,051,600	1,051,600	Year End Roll	12/18/2019
2019	101	FV	442,400	0	8,738.	477,500	919,900	919,900	Year End Roll	1/3/2019
2018	101	FV	442,400	0	8,738.	402,500	844,900	844,900	Year End Roll	12/20/2017
2017	101	FV	442,400	0	8,738.	368,400	810,800	810,800	Year End Roll	1/3/2017
2016	101	FV	442,400	0	8,738.	313,800	756,200	756,200	Year End	1/4/2016
2015	101	FV	418,100	0	8,738.	272,900	691,000	691,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHENKEL ALBERT		1256-11		7/31/2002		411,000	No	No		
		16086-537		4/1/1985		139,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2018	399	Heat App	10,000	C				
2/15/2013	209	Solar Pa	21,830					
9/9/2008	1016	Addition	325,000	C		G10	GR FY10	REAR ADD, 2ND FLR
11/17/2003	987	New Wind	1,314					
11/15/2002	959	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
4/9/2014	Measured	PC	PHIL C
6/17/2009	Info Fm Prmt	BR	B Rossignol
12/18/2008	Measured	189	PATRIOT
10/26/2002	MLS	MM	Mary M
2/14/2000	Inspected	263	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8738	Sq. Ft.	Site			0	70.	0.78	7									477,498						477,500	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2	Rating: Good		A Bath: 1	Rating:			3/4 Bath: 1	Rating: Good								
Sty Ht: 2 - 2 Story				A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:												
Foundation: 2 - Conc. Block				A HBth:	Rating:												
Frame: 1 - Wood				OthrFix:	Rating:												
Prime Wall: 1 - Wood Shingle																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1926	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other									
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	10	4	M					
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors: 4 - Carpet	25 %							Plumbing:									
Bsmt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: Yes	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				SKETCH				
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	12 X 8	A	AV	2002	0.00	T	13.6	101					
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2	Rating: Good		A Bath: 1	Rating:			3/4 Bath: 1	Rating: Good								
Sty Ht: 2 - 2 Story				A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:												
Foundation: 2 - Conc. Block				A HBth:	Rating:												
Frame: 1 - Wood				OthrFix:	Rating:												
Prime Wall: 1 - Wood Shingle																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1926	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other									
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	10	4	M					
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors: 4 - Carpet	25 %							Plumbing:									
Bsmt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: Yes	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				SKETCH				
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	12 X 8	A	AV	2002	0.00	T	13.6	101					
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2	Rating: Good		A Bath: 1	Rating:			3/4 Bath: 1	Rating: Good								
Sty Ht: 2 - 2 Story				A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:												
Foundation: 2 - Conc. Block				A HBth:	Rating:												
Frame: 1 - Wood				OthrFix:	Rating:												
Prime Wall: 1 - Wood Shingle																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: YELLOW																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Year Blt: 1926	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl: 1	Rating: Good			Other									
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	10	4	M					
Sec Int Wall:		%		Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors: 4 - Carpet	25 %							Plumbing:									
Bsmt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: Yes	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				SKETCH				
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	12 X 8	A	AV	2002	0.00	T	13.6	101					
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2	Rating: Good		A Bath: 1	Rating:			3/4 Bath: 1	Rating: Good								
Sty Ht: 2 - 2 Story				A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:												
Foundation: 2 - Conc. Block				A HBth:	Rating:												
Frame: 1 - Wood				OthrFix:	Rating:												
Prime Wall: 1 - Wood Shingle																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	